

10/19/2022

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 10th District.

Humayun Habib plans to submit a development proposal to request a conditional use permit for 1006 English Ave, Louisville, KY 40217.

Proposal: Humayun has purchased the property at 1006 English Ave as a second home/vacation home for him and his family. He would also like to use this home as a short-term rental when he is not using it for his vacation.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer or his/her representative. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held on:

11/2/2022, at 6:00 pm

McDonald's
3100 Poplar Level Rd, Louisville, KY 40217

At this meeting, Rebecca (Becky) Jones will represent Humayun in-person and Humayun will be available virtually. They will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

Sincerely,

Humayun Habib
humayun90@gmail.com
Case# 22-CUPPA-0300

ROMAN CATHOLIC BISHOP OF LOUISVILLE 3940 POPLAR LEVEL RD LOUISVILLE KY 40213-1463	DARYL & PAMELA BENZEL LIVING TRUST 1804 BOONE TRL LOUISVILLE KY 40245-4402	SAUVAGE BAPTISTE G 1002 ENGLISH AVE LOUISVILLE KY 40217-1729
HARRIS RENTAL PROPERTIES LLC 10201 SADDLE POINTE DR LOUISVILLE KY 40291-5337	LASLEY DENNIS K 2120 WINSTON AVE LOUISVILLE KY 40205-2536	STEPHEN P & LAURA M WALDMAN REVOCABL 7445 OXFORD DR CLAYTON MO 63105-2915
LEITER REBECCA B 134 AURORA ST HUDSON OH 44236- 2943	BAYENS J W & O A 9021 DAWSON HILL RD LOUISVILLE KY 40299-5329	HGM PORPERTIES LLC 10602 BLACK IRON RD LOUISVILLE KY 40291-4004
BOCK FONDA ROSE 3016 GREENUP RD LOUISVILLE KY 40217-1735	Current Resident 1008 ENGLISH AVE, LOUISVILLE KY 40217	Current Resident 1004 ENGLISH AVE, LOUISVILLE KY 40217
Current Resident 1077 HESS LN, LOUISVILLE KY 40217	Current Resident 3010 MEADE AVE, LOUISVILLE KY 40217	Current Resident 3012 MEADE AVE, LOUISVILLE KY 40217
Current Resident 1019 ENGLISH AVE, LOUISVILLE KY 40217	Current Resident 1013 ENGLISH AVE, LOUISVILLE KY 40217	Current Resident 3012 GREENUP RD, LOUISVILLE KY 40217
BOCK FONDA ROSE/MITCHEM NANCY L 3014 GREENUP RD, LOUISVILLE KY 40217	GNAMBA AKISSI CHRISTINE 1075 HESS LN LOUISVILLE KY 40217- 1761	FRANKRONE DAVID ANTHONY 3006 MEADE AVE LOUISVILLE KY 40217-1751
ISING SCOTT A & ANNA LEE/DEFREES ELIZABETH A 3005 GREENUP RD LOUISVILLE KY 40217-1734	GAST JAMES E & RITA L 3008 MEADE AVE LOUISVILLE KY 40217-1751	FAUTZ ALBERT J JR & MARY 3007 GREENUP RD LOUISVILLE KY 40217-1734
WESTENHOFER THOMAS J 1021 ENGLISH AVE LOUISVILLE KY 40217-1728	GARR ELIZABETH 3008 GREENUP RD LOUISVILLE KY 40217-1735	WILLIAMS CANDICE 1017 ENGLISH AVE LOUISVILLE KY 40217-1728
BURTON CURTIS W JR 1015 ENGLISH AVE LOUISVILLE KY 40217-1728	FRANKRONE TIMOTHY L 3010 GREENUP RD LOUISVILLE KY 40217-1735	DOVER LINCOLN 1010 ENGLISH AVE LOUISVILLE KY 40217-1729

BOCK LINDA A
3016 GREENUP RD LOUISVILLE KY
40217-1735

ABNEY JOSEPH ROBERTS
3018 GREENUP RD LOUISVILLE KY
40217-1735

BESSER LAWRENCE W SR
1101 HESS LN LOUISVILLE KY 40217-
1742

LEWTER JAMES & LAURA
1073 HESS LN LOUISVILLE KY 40217-
1761

WOODARD MICHAEL P
3101 TEAL AVE LOUISVILLE KY 40213-
1109

WIENTJES JOHN C SR & BARBARA
3100 TEAL AVE LOUISVILLE KY 40213-
1110

Amy Brooks
Planning and Design Services
444 S. 5th St., Ste. 300
Louisville KY 40202

Sample Neighborhood Meeting Attendance Sheet

[illegible]

Meeting Minutes

Topic: 22-CUPA-0300 - CUP Neighborhood Meeting

Date: 11/2/2022

Time: 6 – 6:30 PM EDT

Location: 3100 Poplar Level Rd, Louisville, KY 40217

Participants:

Humayun Habib - Applicant (virtual)

Rebecca (Becky) Jones – Representative

Ann Ising

Linda Bock

Fran Sauvage

Baptiste Sauvage

Purpose: This meeting was held to explain the proposal for using 1006 English Ave as a short term rental and to answer any questions the affected neighbors might have.

Minutes:

Humayun: discussed about his family background (wife and 6 month old), the reason why he bought a property in Louisville (familiar with region since he supports chemical plant in Carrollton and wants to explore Louisville area to decide if they want to move there).

Becky: gave an overview of the benefits of having a short term rental in their neighborhood as compared to a long-term rental (better upkeep of the house, preserve the history of the house, guests are short term so do not have to worry about potential bad long-term tenants, aiming to target high quality guests by designing an upscale interior).

Questions:

How much are you charging?

Looking to charge about \$250/night. This price point will ensure higher quality guests.

We are concerned about potential bad guests and our privacy, What are you going to do to minimize that?

Doing the following to avoid potential bad guests: will have a camera to catch any activity, will screen guests by asking questions before they book, will have a rental agreement in place. Cleaner and handyman are local so they will be eyes on the ground. Also, with the upscale interior design, higher

nightly rate, and a minimum of 2-3 nights per stay, this will be a deterrent to guest that are coming to throw a party. We are targeting families with children as our guests by also having a kids friend room. We will also be in touch with the neighbors to get reports of any disturbance and will take action immediately.

Will you install a privacy fence on our side of the house?

The plan is to only upgrade the fence to a privacy fence on the side of the house where the seating area will be. Since there are plenty of trees and bushes that ensure privacy on the other side of the house and that plot is vacant, there is plenty of space to ensure privacy. A later plan to install privacy fence on the other side may be considered at a later time.

Can you personally guarantee that there won't be any disturbance in the neighborhood?

While I cannot personally guarantee that, we are putting in place measures (see above) that should weed out any potential unruly guests.

How many cars will be there?

The carport can comfortably park 3-4 cars but we are looking to only have 2 cars with the number of guests we are allowing in the house (max 10 guests).

Will you screen local guests?

I will screen for local guests too. Additionally, Airbnb screen and flags local guests that are within a certain radius as a potential for partying so they do not allow booking with those guests.

Can you explain the CUP process?

The process starts with a pre-application, which leads to a neighborhood meeting. After that a formal application is filed and a BOZA meeting is held. If approved, a STR permit is filed.

Can we also come to BOZA meeting?

Yes, we will be sending out those letters to you.

Why is the CUP process place?

The Louisville Metro Planning & Design Services can tell you more but in general, it is there to ensure the entire Louisville area is not being overrun by professional investors buying houses in bulk and driving up property prices. It is also put in place to support neighbors in case there are permit violations.

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Is this an investment property or second home?

This is a second home, not an investment property. I am not a professional investor with a large portfolio of short-term rentals. This will be my only STR and I want to make sure that I only allow guests to my home that will take care of it like I do.

When are you planning to visit?

My family and I will visit when the renovations are done. We plan to meet everyone that came to the meeting and invite them to our house.

How often are you planning to visit?

At least a few days in a year.

Can we reach out to you if there any issue?

Yes, I want to make sure that I work with everyone in the neighborhood and address their concerns.